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Sussex County Planning & Zoning Commission

AGENDA

October 1, 2025

3:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – September 3, 2025

Other Business

- | | |
|-----------------------------------------------------------------------------------------------------|----|
| <u>2021-31 Black Oak (F.K.A. Glenwood)</u>
Request to Amend Conditions of Approval | SC |
| <u>2022-08 Estates at Walden (F.K.A. Walden III)</u>
Request to Amend Conditions of Approval | SC |
| <u>2022-20 West Beach Preserve (F.K.A Marvel Subdivision)</u>
Final Subdivision & Landscape Plan | BM |
| <u>S-24-30 Budget Mini Storage Expansion</u>
Revised Final Site Plan | JP |
| <u>S-22-03 Steiner Road Industrial Park</u>
Revised Final Site Plan | JP |
| <u>S-25-50 The Life Center, Inc.</u>
Revised Final Site Plan | JP |
| <u>S-25-17 Vintner's Reserve</u>
Preliminary Site Plan | SC |
| <u>S-25-43 JBM Petroleum</u>
Preliminary Site Plan | JP |



S-25-51 Lincoln Wawa

JP

Preliminary Site Plan

S-25-55 Racetrack Business Center

JA

Preliminary Site Plan

S-25-57 Rehoboth Family Storage (C/U 2469)

SC

Preliminary Site Plan

S-25-14 Pot-Nets Seaside Amenity Area

SC

Amenities Plan

Lands of David Epps

JP

Minor Subdivision Plan off a proposed 40-ft easement

Lands of Engel Way

SC

Minor Subdivision Plan off a proposed 30-ft easement

Lands of Cydney A. Joseph

SC

Minor Subdivision Plan off a proposed 50-ft easement

Lands of Holly Dawn Yoder

JP

Minor Subdivision Plan off a proposed 30-ft easement

Old Business

C/U 2510 Henry Villegas-Solis

BM

An Ordinance to grant a Conditional Use of land in a B-1 Neighborhood Business District for an auto repair shop to be located on a certain parcel of land lying and being in Sussex County, containing 0.61 acres, more or less. The property is lying on the southwest side of Layton Avenue, north of Jersey Road (S.C.R. 305), approximately 0.06 mile south of John J. Williams Highway (Route 24). 911 Address: 28375 & 28377 Layton Avenue, Millsboro. Tax Map Parcel: 234-32.00-67.00.

C/Z 2021 Crosswinds Landing, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an AR-1-RPC Agricultural Residential District - Residential Planned Community (352 dwellings) for certain parcels of land lying and being in Sussex County, containing 183.19 acres, more or less. The properties are lying on the southwest side of Lighthouse Road (Rt. 54), and on the west side of Dickerson Road (S.C.R. 389), approximately 310 feet northwest of the intersection of Lighthouse Road (Rt. 54) and Dickerson Road (S.C.R. 389). 911 Address: 33080 Lighthouse Road & N/A. Tax Map Parcels: 533-18.00-63.00 & 56.00.

C/U 2395 Breeze-A-Bella Land Group, LLC

JA

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a distribution warehouse to be located on a 10.896 acre portion of a certain parcel of land lying and being in Sussex County, containing 71.127 acres, more or less. The property is lying on the south side of Park Avenue (S.C.R. 318) at the intersection of Park

Avenue (S.C.R. 318) and Cedar Lane (S.C.R. 321A). 911 Address: 22318 Cedar Lane, Georgetown. Tax Map Parcel: 135-20.00-81.00.

C/Z 2055 David Roe

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a GR General Residential District for a certain parcel of land lying and being in Sussex County, containing 0.75 acres, more or less. The property is lying on the south side of Ballast Point Road (S.C.R. 341A), approximately 215 feet west of Sandy Landing Road (S.C.R. 342). 911 Address: N/A. Tax Map Parcel: 134-6.00-175.00.

C/Z 2037 Mulberry Knoll Associates, LLC

SC

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-4 planned commercial district for certain parcels of land lying and being in Sussex County, containing 73.5 acres, more or less. The properties are lying on the northwest side of John J. Williams Highway (Rt. 24), at the northwest corner of the intersection with Mulberry Knoll Road (SCR 284). 911 Address: N/A. Tax Map Parcel: 334-12.00-46.00 & 47.00.

C/Z 2052 Marlin Cove, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to an MR-RPC Medium Density Residential – Residential Planned Community District (210 units) for certain parcels of land lying and being in Sussex County, containing 60.84 acres, more or less. The properties are lying on the west side of New Road (S.C.R. 391), approximately 80 feet north of Lighthouse Road (Rt. 54). 911 Address: N/A. Tax Map Parcel: 533-19.00-7.00, 8.01 & 9.00.

Recess

Public Hearings

2024-03 Tepache Farms

JP

A standard subdivision to divide 24.27 acres +/- into twenty-one (21) single-family lots to be located on a certain parcel of land lying and being in Sussex County. The property is located on the north side of Burton Road (S.C.R. 241), approximately 0.10 mile west of Sand Hill Road (S.C.R. 319). 911 Address: 22187 Burton Road, Milton. Tax Map Parcel: 235-19.00-7.00. Zoning: AR-1 (Agricultural Residential).

C/U 2483 Andrew Lewandowski

JP

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a roofing & siding contractor business with indoor and outdoor storage to be located on a certain parcel of land lying and being in Sussex County, containing 6.92 acres, more or less. The property is lying the south side of Lewes Georgetown Highway (Rt. 9), approximately 0.32 mile southwest of Park Avenue (S.C.R. 318). 911 Address: 22610 Lewes-Georgetown Highway, Georgetown. Tax Map Parcel: 135-15.00-79.02.

C/U 2500 Sean Vermillion

BM

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for a storage business (6 units) to be located on a certain parcel of land

lying and being in Sussex County, containing 1.07 acres, more or less. The property is lying on the east side of Polly Branch Road (S.C.R. 386), approximately 0.50-mile southeast of the intersection of Roxana Road (Rt. 17). 911 Address: 31459 Polly Branch Road, Selbyville. Tax Map Parcel: 533-17.00-93.03.

C/Z 2027 1630 Ventures, LLC

JP

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Sussex County, containing 5.0 acres, more or less. The property is lying on the east side of the private lane, Marges Garden Path, and the south side of Milton-Ellendale Highway (Rt. 16), approximately 0.5 mile east of Gravel Hill Road (Rt. 30). 911 Address: N/A. Tax Map Parcel: 235-14.00-81.00.

Public Comment

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on September 24, 2025, at 11:30 a.m., and at least seven (7) days in advance of the meeting.

Please note that Conditional Use No. C/U 2465 submitted on behalf of Sussex Materials, LLC was not included in the agenda for this meeting. The Applicant has requested that the Public Hearings be postponed, and new notifications and notices will be sent out once new Public Hearing dates are selected.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence

-MEETING DETAILS-

The meeting will be streamed live at: <https://sussexcountype.gov/council-chamber-broadcast>

The Planning & Zoning Commission meeting materials, including the “packet,” are electronically accessible on the County’s website at: <https://sussexcountype.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountype.gov. All comments are encouraged to be submitted by 4:00 P.M. on Tuesday, September 30, 2025.

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